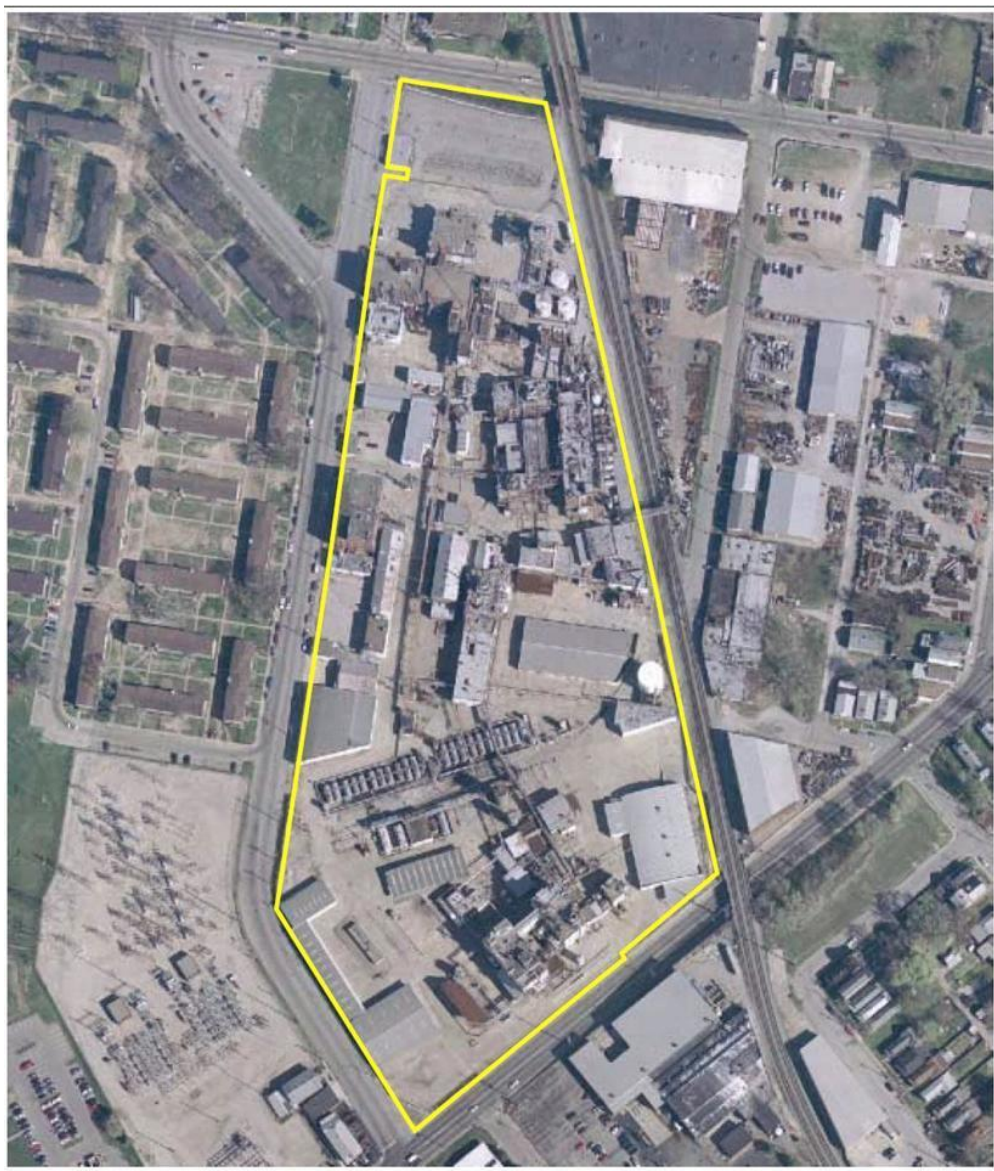


A photograph of a two-story, light-colored building with a curved facade. The building appears to be in a state of disrepair or abandonment, with some windows boarded up and a small, dark, arched opening in the center. The sky is blue with some light clouds. The text is overlaid on the building.

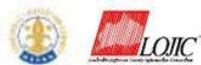
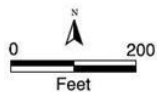
Former Rhodia Property Redevelopment

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Former Rhodia Site: 1495 S. 11th Street
16 Acres

Aerial Imagery: Spring, 2003



Property history

- 1919 to 1940s Dabney Jones Company made lacquers, varnishes, and enamels
- 1960 to 1980s made epoxy-based coatings
- After 1980 made water-based epoxies and acrylics until plant closure in 1994



Current conditions

- Groundwater monitoring every other year
 - PAH's slightly elevated in 5 of 10 monitors
 - Concentrations continue decreasing
 - Stabilized and not migrating
- Soil contamination
 - Metals and VOCs
 - Capped to limit exposure



Environmental Covenant

- No residential
 - This includes parks, schools, and other uses that put people in close contact with the site.
- Continued monitoring
- Soil remains capped or is removed from site
- State oversight of land use change

CHASE Principles

Connected

Multi-modal
Access to
jobs/housing
Regional
Technology
Natural
Environment
Geographic
location

Healthy

Active lifestyles
Safe
neighborhoods
Air/water quality
Access to
parks/open space
Healthcare
Healthy food

Authentic

Unique culture
Citizen
engagement
Local businesses
Art/culture
Historic
preservation
Adaptive reuse

Sustainable

Resilient
Green practices
Development
Transportation
Infrastructure
Walkable
communities

Equitable

Value diversity
Citizen
engagement
Safe
neighborhoods
Education
Jobs
Housing

What's possible?

- Zoned EZ-1
 - Commercial and industrial uses
- 16.8 acres
- Access to rail
- All utilities present

